

- Legend
- INDEX CONTOURS - 10' INTERVALS
  - INTERMEDIATE CONTOURS - 2' INTERVALS
  - CONIFEROUS TREE (LABELED WITH CALIPER)
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  - DECIDUOUS MULTI-TRUNK TREE (LABELED WITH CALIPERS)
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  - CHAIN LINK FENCE
  - WOOD FENCE
  - STORM SEWER LINES (PER AS-BUILT INFO)

**Legal Description**

PARCEL 1  
A TRACT OF LAND IN THE SW QUARTER OF THE SE QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
BEGINNING 417.25 FEET WEST ON LINE FROM THE NE CORNER OF THE SW QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, THENCE SOUTH 208.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 107.44 FEET MORE OR LESS TO THE EASTERLY MARGIN OF THE STATE HIGHWAY, THENCE NORTHWESTERLY ALONG SAID MARGIN 90 FEET, THENCE NORTHEASTERLY 156 FEET, MORE OR LESS TO A POINT WHICH IS 92.55 FEET NORTH OF THE TRUE POINT OF BEGINNING

PARCEL 2  
THE NORTH 208.75 FEET OF THE SW QUARTER OF THE SE QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY WASHINGTON, LYING EAST OF NEWPORT WAY, EXCEPT THE EAST 417.25 FEET THEREOF; AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
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BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE WEST 85 FEET; THENCE S09°31'31"E 124.55 FEET; THENCE N86°02'08"E 63.9 FEET; THENCE NORTH TO POINT OF BEGINNING; AND EXCEPT THE NORTH 20 FEET THEREOF.

**Basis of Bearings**

ACCEPTED A BEARING OF S88°06'11"E FOR NW DOGWOOD STREET BASED ON FOUND MONUMENTS.

**Vertical Datum & Contour Interval**

ELEVATIONS SHOWN ON THIS DRAWING ARE ON ASSUMED DATUM.

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.

- General Notes**
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBERANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
  - INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
  - THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE 2002 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  - UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

- Key Notes**
- WATER METER
  - FIRE HYDRANT
  - GAS METER
  - GAS VALVE
  - ELECTRICAL METER
  - CONCRETE
  - GRAVEL
  - ASPHALT
  - BRICK PAVERS
  - SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - MAIL BOX
  - UTILITY POLE
  - LUMINAIRE
  - CONCRETE WALL
  - WOOD DECK

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Surveying Engineering Planning GPS GIS

266, Issaquah, WA 98027(425) 837

ILLUSTRATION

WASHINGTON

38964

PROFESSIONAL LAND SURVEYOR

EXPIRES 7/1/2006

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

Topographic Survey

TERRY PHELAN

320 & 380 NEWPORT WAY NW

ISSAQUAH, WA

JOB NO.

2004-415

FILE NAME:

2005-415-S1.DGN

DESIGN/DRAWN:

T.WOLDENDORP

ENGINEER/SURVEYOR:

T.WOLDENDORP

SHEET

1

FOUND REBAR & CAP

(11332) 0.2'E & D.1'

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## King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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### Department of Assessments

500 Fourth Avenue,  
Suite ADM-AS-0708,  
Seattle, WA 98104

Office Hours:  
Mon - Fri  
8:30 a.m. to  
4:30 p.m.

TEL: 206-296-7300  
FAX: 206-296-5107  
TTY: 206-296-7888

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#### PARCEL DATA

Parcel	282406-9157	Jurisdiction	ISSAQUAH
Name	ALBRECHT RAY A+PHELAN TERRY	Levy Code	1400
Site Address	380 SE NEWPORT WAY 98027	Property Type	R
Residential Area	065-011 (SE Appraisal District)	Plat Block / Building Number	
Property Name	Single Family Residence	Plat Lot / Unit Number	
		Quarter-Section-Township-Range	SE-28-24-6

#### Legal Description

N 208.75 FT OF SW 1/4 OF SE 1/4 LY E OF CO RD LESS E 417.25 FT LESS BEG SE COR TH N 92.55 FT TH S 86-02-08 W TO ELY MGN OF CO RD TH SELY ALG SD RD MGN 90 FT TO PT 107.44 FT M/L W OF BEG TH E TO BEG LESS BEG NE COR THOF TH W 85 FT TH S 09-31-31 E 124.55 FT TH N 86-02-08 E 63.9 FT TH N TO BEG  
**PLat Block:**  
**Plat Lot:**

#### LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	13,988
Acres	0.32

Percentage Unusable	0
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	MF-M
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	
Street Surface	PAVED

#### Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

#### Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

#### Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

#### Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

#### Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

#### Environmental

Environmental	NO
---------------	----

#### BUILDING

Building Number	1
Year Built	1930
Year Renovated	0
Stories	1
Living Units	1
Grade	6 Low Average



Click the camera to see more pictures.

Picture of Building 1



### Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)

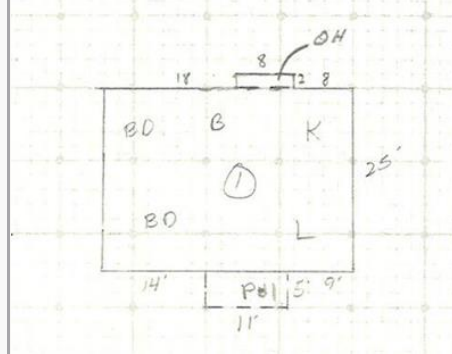
[Scanned images of surveys and other map documents](#)

Notice mailing date:  
09/10/2015

Grade Variant	0
Condition	Average
Basement Grade	
1st Floor	870
1/2 Floor	0
2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	870
Total Basement	850
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	870
Attached Garage	0
Bedrooms	2
Full Baths	1
3/4 Baths	0
1/2 Baths	0
Heat Source	Oil
Heat System	Forced Air
Deck Area SqFt	0
Open Porch SqFt	0
Enclosed Porch SqFt	50
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	1
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	



Floor plan of Building 1



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
PRK:DET GAR			310	5 Fair	1940			

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
282406915706	2015	2016		1400	307,000	70,000	377,000	0	307,000	70,000	377,000	
282406915706	2014	2015		1400	278,000	64,000	342,000	0	278,000	64,000	342,000	
282406915706	2013	2014		1400	253,000	44,000	297,000	0	253,000	44,000	297,000	
282406915706	2012	2013		1400	241,000	37,000	278,000	0	241,000	37,000	278,000	
282406915706	2011	2012		1400	241,000	47,000	288,000	0	241,000	47,000	288,000	
282406915706	2010	2011		1400	255,000	53,000	308,000	0	255,000	53,000	308,000	
282406915706	2009	2010		1400	249,000	39,000	288,000	0	249,000	39,000	288,000	
282406915706	2008	2009		1400	277,000	87,000	364,000	0	277,000	87,000	364,000	
282406915706	2007	2008		1400	250,000	83,000	333,000	0	250,000	83,000	333,000	
282406915706	2006	2007		1400	234,000	83,000	317,000	0	234,000	83,000	317,000	
282406915706	2005	2006		1400	217,000	73,000	290,000	0	217,000	73,000	290,000	
282406915706	2004	2005		1400	205,000	49,000	254,000	0	205,000	49,000	254,000	
282406915706	2003	2004		1400	205,000	49,000	254,000	0	205,000	49,000	254,000	
282406915706	2002	2003		1400	205,000	49,000	254,000	0	205,000	49,000	254,000	
282406915706	2001	2002		1400	194,000	47,000	241,000	0	194,000	47,000	241,000	
282406915706	2000	2001		1400	177,000	79,000	256,000	0	177,000	79,000	256,000	
282406915706	1999	2000		1400	154,000	48,000	202,000	0	154,000	48,000	202,000	
282406915706	1998	1999		1400	140,000	38,000	178,000	0	140,000	38,000	178,000	
282406915706	1997	1998		1400	0	0	0	0	75,000	55,300	130,300	
282406915706	1996	1997		1400	0	0	0	0	75,000	55,300	130,300	
282406915706	1994	1995		1400	0	0	0	0	75,000	55,300	130,300	
282406915706	1992	1993		1430	0	0	0	0	45,700	55,300	101,000	
282406915706	1990	1991		1430	0	0	0	0	40,800	49,400	90,200	
282406915706	1988	1989		1430	0	0	0	0	35,300	23,900	59,200	

282406915706	1986	1987	1430	0	0	0	0	34,200	29,900	64,100	
282406915706	1984	1985	6760	0	0	0	0	22,000	36,800	58,800	
282406915706	1982	1983	6760	0	0	0	0	22,000	36,800	58,800	

#### SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2149585	20050825002641	8/17/2005	\$400,000.00	ALLENDER GARY	ALBRECHT RAY A+PHELAN TERRY K	Statutory Warranty Deed	None
1728750	19991223001470	12/16/1999	\$58,813.00	ALLENDER DONALD L+EVELYN	ALLENDER GARY L	Quit Claim Deed	Partial Interest (love and affection, gift)

#### REVIEW HISTORY

#### PERMIT HISTORY

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# King County iMap



## Legend

Parcels

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Date: 10/14/2015

Notes:



# surrounding streetscape

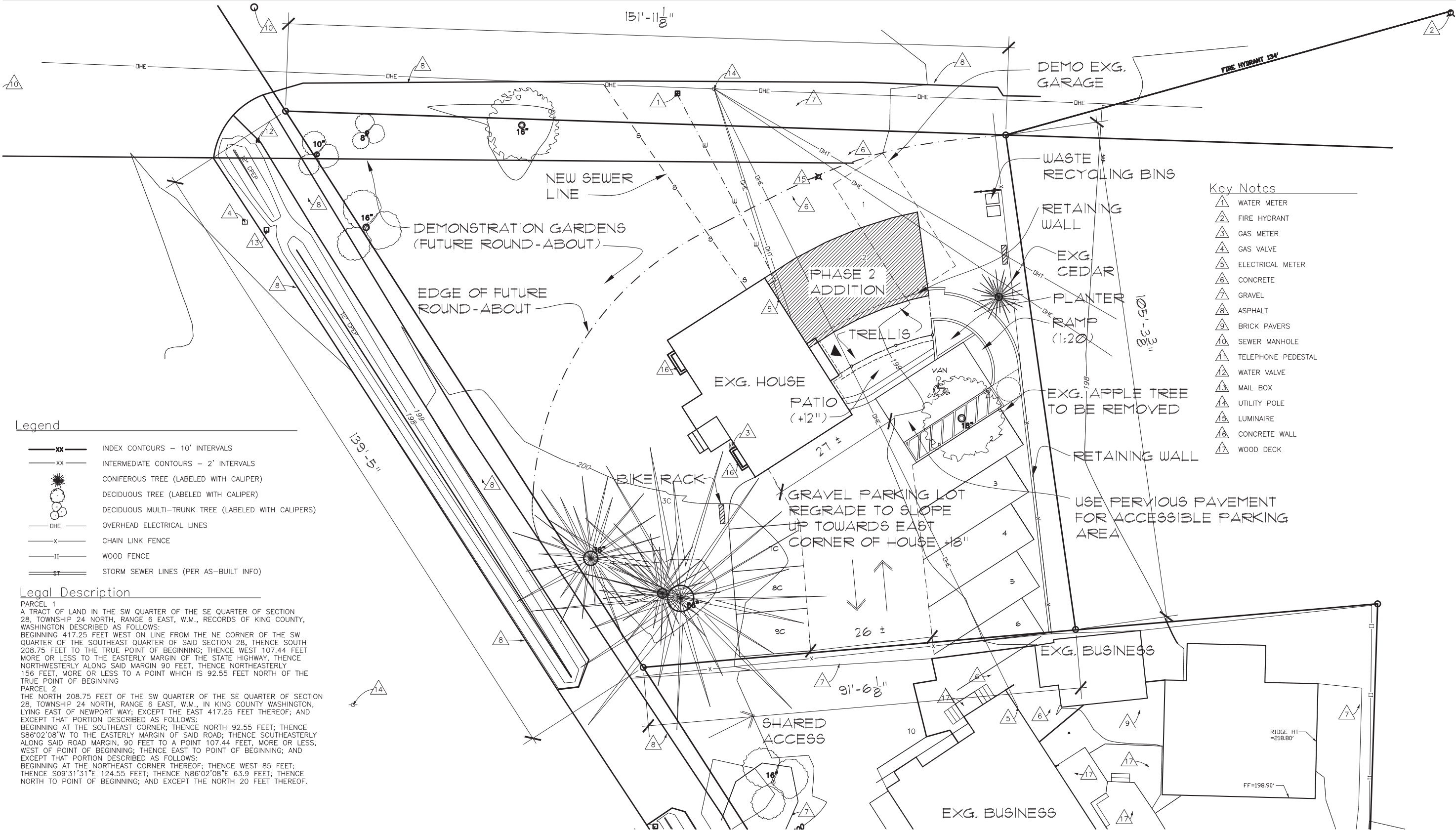




existing site







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  - xx— INTERMEDIATE CONTOURS — 2' INTERVALS
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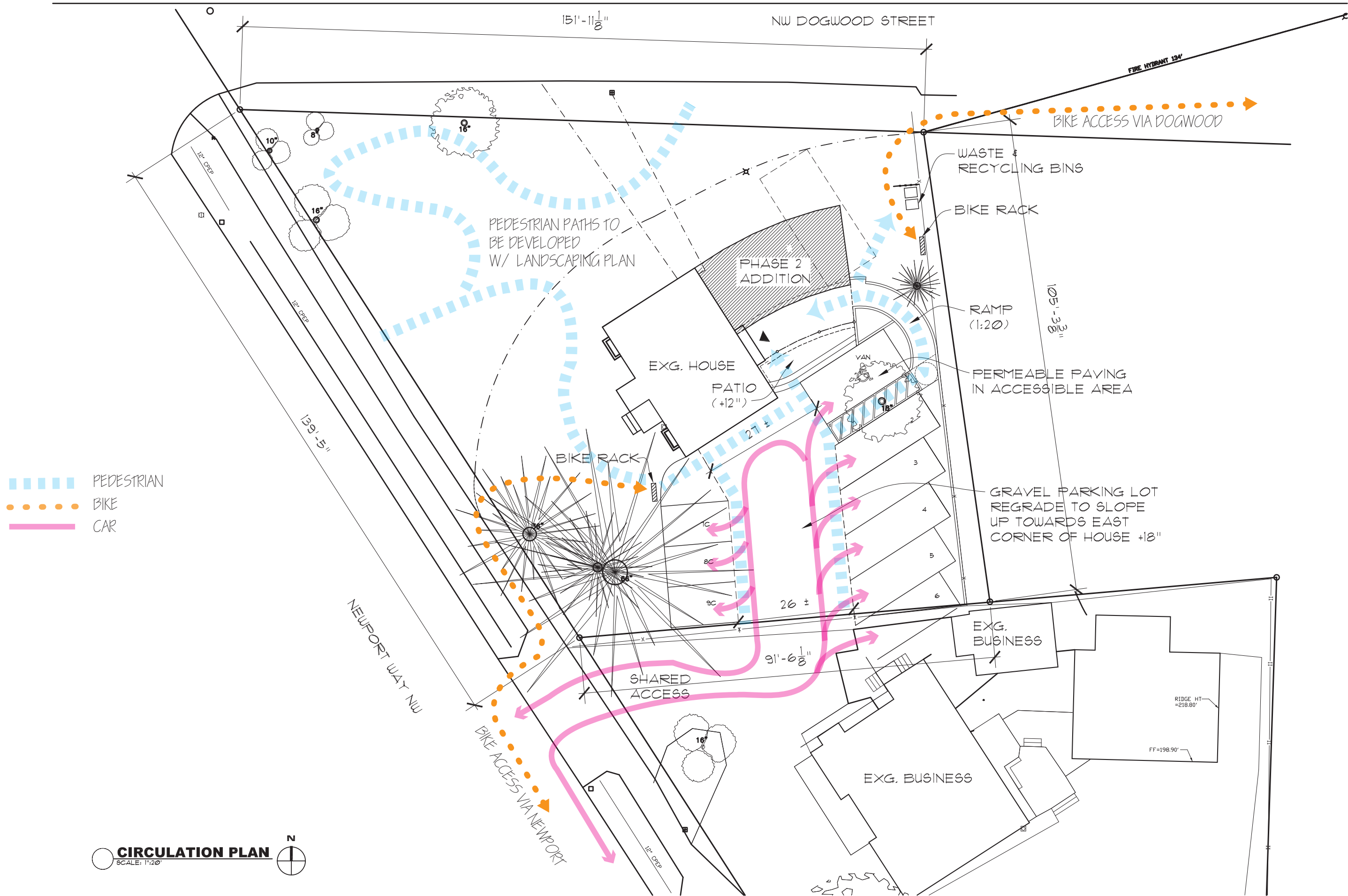
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  - ② FIRE HYDRANT
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  - ⑬ MAIL BOX
  - ⑭ UTILITY POLE
  - ⑮ LUMINAIRE
  - ⑯ CONCRETE WALL
  - ⑰ WOOD DECK







**CIRCULATION PLAN**  
SCALE: 1"=20'

**LIVING SHELTER DESIGN ARCHITECTS, PLLC.**  
Issaquah: 425-427-8643 Yakima: 509-594-2287  
WWW.LIVINGSHELTER.COM

FILE	A REMODELED RESIDENCE TO BUSINESS FOR:	
	TERRY PHELAN & RAY ALBRECHT	
DATE	1512	380 NEWPORT WAY NW in ISSAQUAH
DATE	10-15-15	



edible and  
seasonal  
screening  
concepts





# landscaping and demonstration gardens



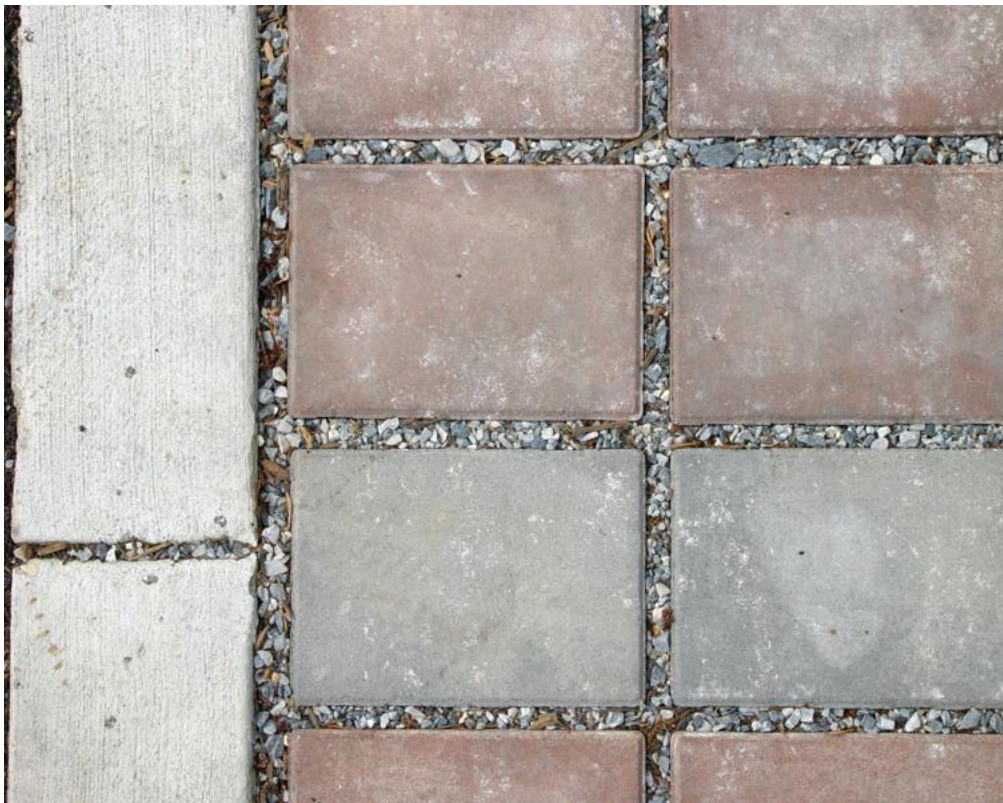


rainwater  
harvesting





permeable  
paving and  
pathways





architectural  
concepts

